

CLAIMS

1. A building construction having a main portion, a roof portion, and a floor portion, the roof portion and the floor portion each being attached to the main portion by way of
5 a respective pivot connection or connections, the building construction being formed such that the main portion, the roof portion and the floor portion can be arranged with respect to one another so that the building construction is substantially in the shape of a box-like freight container in which the roof portion and/or the floor portion provide(s) structural integrity, the structural integrity being such that the building construction can
10 be picked up by a crane, and/or arranged in a freight vehicle with a normally loaded freight container on top of it, in either case without causing structural damage to the building construction, and wherein the building construction can, after being freighted to a desired site, be assembled by swinging the roof portion out from the main portion, and by swinging the floor portion out from the main portion, not necessarily in that order, but
15 in each case by way of the pivot connections, such that the roof and floor portions become at least part of the roof and floor of the building construction respectively when the building construction is installed on site.
2. A building construction according to claim 1, wherein there is a second roof
20 portion and a second floor portion arranged and able to function in similar fashion to the first mentioned roof and floor portions but at an opposite side of the main portion to the first mentioned roof and floor portions.
3. A building construction according to claim 1 or 2, wherein the building
25 construction has locking means for the floor and wall portions such that they can each

be locked in a substantially vertical orientation when the building construction is in a disassembled state for freighting.

4. A building construction according to claim 1, 2 or 3, wherein the roof portion, or
5 if appropriate roof portions, can be outside of the respective floor portion, or if appropriate floor portions, when the building construction is in a disassembled state.

5. A building construction according to any one of the preceding claims, wherein the floor portion, or if appropriate floor portions, can be outside of the respective roof
10 portion, or if appropriate roof portions, when the building construction is in a disassembled state.

6. A building construction according to any one of the preceding claims, wherein the building construction is, when in a disassembled state, substantially in the shape of
15 a standard freight container.

7. A building construction according to any one of the preceding claims, wherein the building construction is, when in a disassembled state, substantially in the shape of a standard ISO freight container.
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8. A building construction according to any one of the preceding claims, wherein the building construction is, when in a disassembled state, substantially in the shape of a standard ISO 40 foot freight container.

25 9. A building construction according to any one of the preceding claims, wherein the building construction has, when in a disassembled state, a removable corner

protector arranged over at least part of an external edge of the disassembled construction to provide a measure of protection and/or strength to the construction when it is being transported.

- 5 **10.** A building construction according to any one of the preceding claims, wherein the building construction has a plurality of removable corner protectors each arranged along a different external edge of the building construction to provide a measure of protection and/or strength to the building construction when it is being transported.
- 10 **11.** A building construction according to any one of the preceding claims, including framing and panels wherein the panels can be fitted between parts of the framing to create internal and/or external walls.
- 15 **12.** A building construction according to any one of the preceding claims, wherein the structural integrity is such that the building construction can, when in a disassembled state, be picked up by the crane at or adjacent four corners of the building construction without causing structural damage to the building construction.
- 20 **13.** A building construction according to any one of the preceding claims, wherein the building construction is at least partially clad when in a disassembled state.
- 25 **14.** A building construction having a main portion, a roof portion, and a floor portion, the roof portion and the floor portion each being attached to the main portion by way of a respective pivot connection or connections, the building construction being formed such that the main portion, the roof portion, and the floor portion can be arranged with respect to one another such that the building construction is substantially in a

disassembled box-like shape which can be freighted to a desired site, the building construction being formed such that when it is on site it can be assembled by swinging the roof portion out from the main portion, and by swinging the floor portion out from the main portion, not necessarily in that order, but in each case by way of the respective

5 pivot connections, such that the roof and floor portions become at least part of the roof and floor of the building construction respectively when the building construction is installed on site, the building construction being formed such that when the roof portion is swung out to an installed position by way of its pivot connection or connections the position of contact between the roof portion and the main portion is inherently overhung

10 on both sides of that position of contact by the roof portion to substantially assist in resisting rain water entering the building construction when the building construction is completely installed.

15 15. A building construction substantially as herein described with reference to figures 1-10.

16. A building construction according to any one of the preceding claims, wherein the building construction is certified as a shipping container for use on container ships.

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